

5 Statutory and Non Statutory Consultations

Arboriculturalist

The development is to be built on the existing foundations and as such the tree protection plan submitted is considered adequate in protecting the Macrocarpa to be retained.

No objection to the development – Tree Protection Plan and Method Statement to be included in the conditions if application is approved.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located outside the defined urban area in Emsworth. Policy AL2 of the Allocations Plan sets out the criteria regarding development in such locations, and allows, in principle, for householder development subject to its impact on the character of the area and other development management criteria as laid out in the Local Plan.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a two storey side/rear extension and would be partially visible from the public realm, however there is extensive mature screening to the front and the property is situated around 4.5 metres away from this boundary. The proposal does not extend beyond the front elevation of the house, and will project approximately 5.5 metres into the rear garden.

7.4 The development, together with the existing extension would result in a generous increase to the original volume of the property although it is considered that this can be comfortably accommodated within the extent of the site. The scheme continues the roofline to the front of the property, however due to the slope of the site it would not appear cramped, and in this particular case it is considered there would be no merit in reducing the height of the ridge to the front of the property. It is judged any impact on the street scene would be more conspicuous if the proposal were to be set back from the

existing front building line. The extension is of a modest width and has a lower ridge height to the rear element of the scheme which clearly demonstrates subservience to the main building. This meets the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide.

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The extension would be situated on the eastern side of the property projecting towards the rear of the site. Whilst it has a generous depth of 10 metres, it is 10 metres away from the eastern boundary. There is a new first floor window in the eastern elevation, together with two roof windows. However, the neighbouring property to the east is set back 15 metres from 42, and there is a distance of approximately 17 metres to the shared boundary which benefits from extensive mature screening. It is therefore considered any impact on this neighbouring property would be negligible.
- 7.7 There are french doors at ground floor and windows at first floor to the western elevation of the extension which is approximately 12 metres from the western boundary. The extension does not project beyond the rear elevation of the existing single storey rear addition, creating a three sided courtyard to the rear of the house. There is one window in the first floor eastern elevation of the neighbouring property serving a bathroom, which was confirmed following the Officer's site visit. The window in this elevation is 17.5 metres away from the western elevation of the extension and it is therefore deemed there would be no harmful impact. It is considered that due to the size of the site and the location of the proposal, the windows and doors of the extension would not create any additional level of overlooking to either neighbouring property.

(iv) Parking

- 7.8 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application and it is therefore considered a condition is not necessary in this instance.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00745 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 20/09/2017 and supplied by Kim Gifford, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. -01 Rev B Location, block and parking plan and existing ground and first floor plan
Drg no. -02 Existing elevations plan
Drg no. -03 Rev B Proposed ground and first floor plan
Drg no. -04 Rev B Proposed elevations plan
Arboricultural Impact Assessment and Tree Protection Plan dated 20/09/2017
Reason: - To ensure provision of a satisfactory development.